



Atlas House, Bradford Road, Sherborne, Dorset

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A beautifully presented, energy efficient family house set back off one of Sherborne's best residential roads.

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## Location

Atlas House is situated on the edge of the attractive abbey town of Sherborne, which has a wide range of shops including Waitrose and a large Sainsbury's along with a good selection of local businesses including GP, dental and veterinary surgeries. Sherborne station has a direct rail service to Waterloo (2.25 hours) and there is a direct service from Castle Cary to Paddington (90 minutes). Bournemouth, Bristol and Exeter Airports are all about one hour's drive. In addition, the local area offers a wide choice of schools, including the highly regarded Gryphon School and three independent schools within the town.

## Distances

Sherborne town centre 1 mile • Sherborne train station 1.5 miles (Waterloo 2.25 hours) • Yeovil 6 miles • Wincanton/A303 10 miles • Castle Cary station 14.5 miles (Paddington 90 minutes) • Dorchester 18 miles • Taunton J25 M5 30 miles • Bristol Airport 41 miles (Distances and times approximate)



5



2+2



3





## Atlas House

Built in 2016 by local RE Pearce Properties, Atlas House has a lovely and private position backing onto farmland and set well back from Bradford Road. It is beautifully presented and has over 4,000 ft<sup>2</sup> of accommodation on three floors with a wonderful overall feeling of space. The ground floor is dominated by the L-shaped kitchen/living rooms and on the upper two floors are five large, ensuite double bedrooms with views over the surrounding rooftops to the countryside around the town. The house has an integral double garage and plenty of parking space and the garden is designed to be easily maintained and private.





## Property Information

Tenure Freehold.

Services Mains water, electricity, drainage & gas. Gas-fired central heating incorporating underfloor heating throughout the ground floor.

### Local Authority & Council Tax Band

Dorset Council ([www.dorsetforyou.gov.uk](http://www.dorsetforyou.gov.uk)).

Tax Band G.

## Directions (Postcode DT9 6BP)

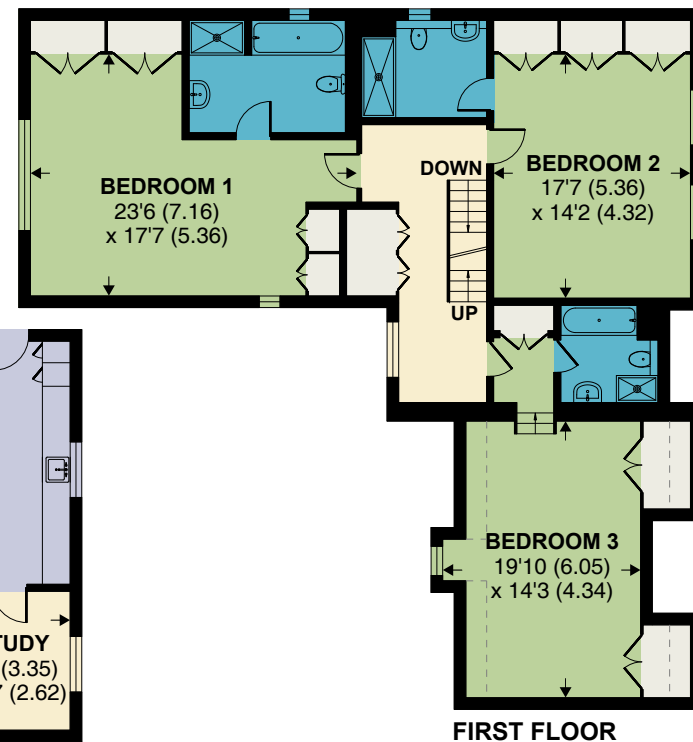
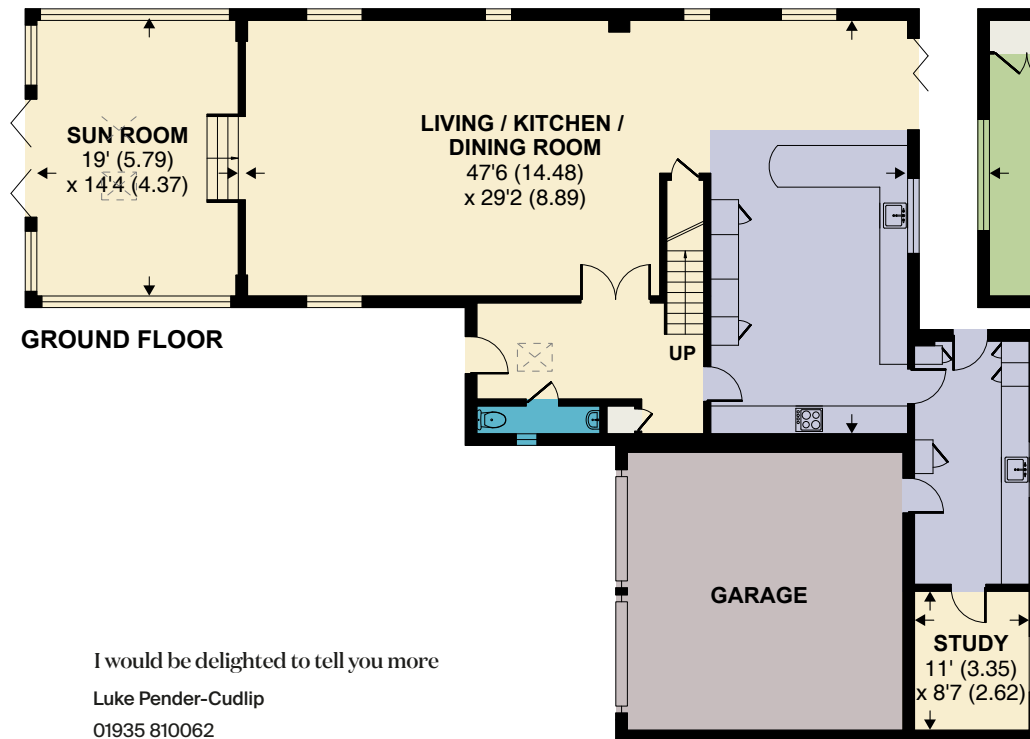
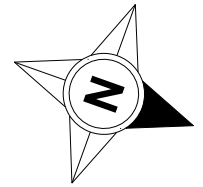
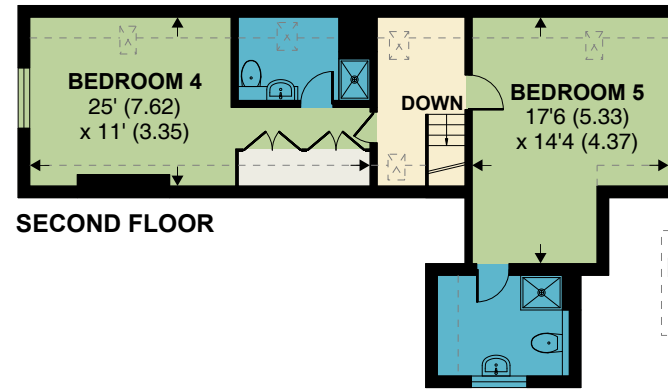
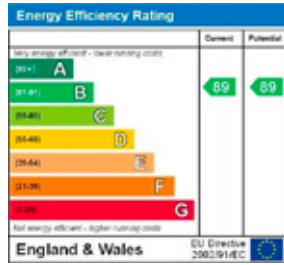
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From the T-junction where the B3145/Bristol Road meets the A30/Coldharbour in Sherborne, follow the A30 heading west towards Yeovil for one mile . At the traffic lights turn left onto Horsecastles Lane/A352 towards Dorchester. After 150 yards turn right onto Bradford Road. The property will be found on the right after about a third of a mile.

**Approximate Gross Internal Floor Area**

**Total Area: 4,269 sq ft / 396 sq m**

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



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